



Arlington Avenue

Islington, N1

Offers in excess of £1,750,000

A beautifully presented three bedroom, two bathroom Grade II-listed Victorian townhouse, with a roof terrace and wonderful private garden, finished to an exacting standard and situated within the prestigious Arlington Square Conservation area.

CHESTERTONS



Arlington Avenue

Islington, N1

- Grade II Listed House
- Three bedrooms
- Two bathrooms
- Immaculately presented
- Roof terrace
- Impressive lower level providing access to the private garden
- Set within the Arlington Conservation area

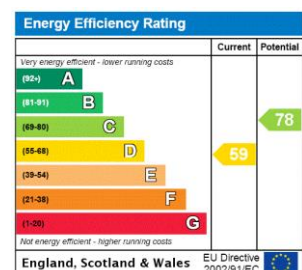


Accessed via a raised ground floor entrance, the home opens into a spacious dual-aspect reception room, rich in period features including original fireplaces and ornate cornicing. A dedicated study/third bedroom on the half landing provides access to a charming terrace. The first floor comprises two well-proportioned bedrooms, with the principal bedroom benefiting from a stylish en-suite bathroom. A second bathroom serves the lower ground floor, which is home to a generous kitchen, dining area, and family room that opens directly onto the private garden via bi-folding doors — an inviting oasis in the heart of the city. Additional features include access to the vaults, housing a practical utility room and extra storage, as well as a front patio area. Arlington Avenue is one of the Arlington conservation area's quieter and most sought after roads as there is no access via New North road, and is situated at the south side of the greenery of Arlington Square. The many amenities of Islington Green are within close proximity, as well as a plethora of transportation links encompassing many bus routes to the City and West End, whilst Essex road British Rail connection is close by, whilst Angel Underground can also be found locally.

Tenure: Freehold

Local Authority: Islington Council

Council Tax Band: G



Chestertons Islington Sales

327-329 Upper Street

Islington

London

N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

ARLINGTON AVENUE, N1

APPROXIMATE GROSS INTERNAL AREA

LOWER GROUND FLOOR (EXCLUDING REDUCED HEADROOM) = 596 SQ FT / 55.4 SQ M

RAISED GROUND FLOOR = 447 SQ FT / 41.5 SQ M

FIRST FLOOR = 357 SQ FT / 33.2 SQ M

REDUCED HEADROOM = 41 SQ FT / 3.8 SQ M

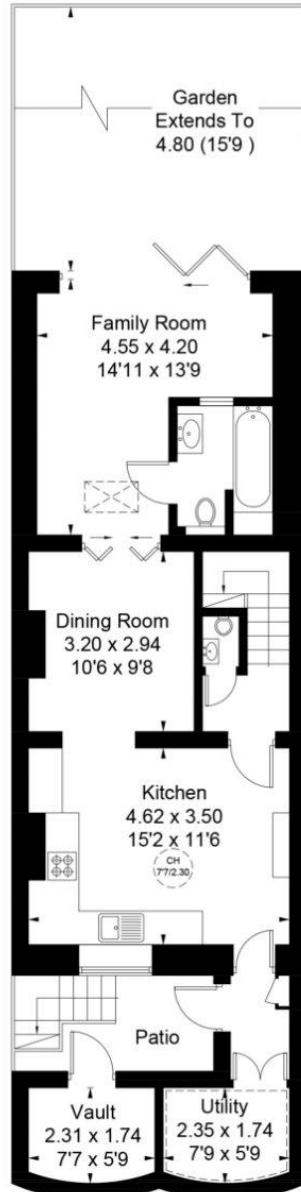
VAULT = 41 SQ FT / 3.8 SQ M

TOTAL = 1482 SQ FT / 137.7 SQ M

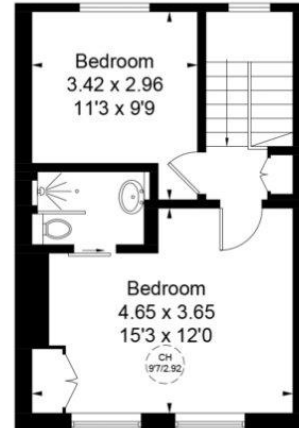


= Reduced headroom below 1.5m / 5'0"

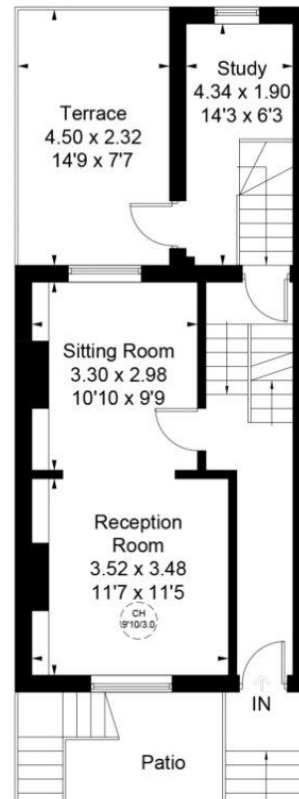
= Ceiling Height



LOWER GROUND FLOOR



FIRST FLOOR



RAISED GROUND FLOOR

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1197214)

